

COUNTY OF KAUAI
PROPOSED SALE OF REAL PROPERTY

Original Date: ~~May 04, 2016 at 9:00 am~~ Postponed – Kauai County Code Chapter 5A Section 5A-5.5

New Date: December 15, 2016 at 9:00 am

Location: Līhu'e Civic Center, Mo'ikeha Bldg, Meeting Room 2A-2B,
4444 Rice St, Līhu'e HI 96766

1. All foreign or out-of-state corporations must have complied with Chapter 414-433 thru 414-437 Hawai'i Revised Statutes, relating to registration of out-of-state corporations before said Corporations can hold or take title to real property in Hawai'i. Website address-http://www.capitol.hawaii.gov/hrscurrent/Vol08_Ch0401-0429/HRS0414/HRS_0414-0051.htm.
2. Persons bidding as representatives or agents of others will be required to present a valid Photo ID and a notarized affidavit showing such authorization to bid on behalf of those parties they represent.
3. All of the properties are offered "as is" and without warranties as to title or physical condition.
4. Sale must be for an amount equal to or more than the total upset price. The upset price is established by the amount of tax, penalty, and interest accrued to date of the auction, plus the cost and other charges incurred. **All sales are payable in full at time of sale.**
5. Real Property with outstanding taxes due not paid in full up to the time of sale is auctioned to the highest bidder. Payment of the full bid amount must be made in CASH, CASHIER CHECKS, CERTIFIED CHECKS, TRAVELERS CHECKS, or MONEY ORDERS drawn on a U.S. bank and made payable to the Director of Finance. No exceptions.
6. A credit memo will be issued for any check amount that exceeds bid amount. In such case, credits can also be recorded with sales officials at time of first purchase and excess can be bid on additional lots. Credit memos will not be redeemable on the day of sale.
7. Owners have the right to redeem their properties within one (1) year from the date of the sale, or if the deed was not recorded within 60 days after the sale, then one (1) year from the date of recordation. Interest is not payable for the extended redemption period. The delinquent taxpayer/owner must pay the purchase price, cost and expenses, the fee for recording the deed, and interest of twelve per cent (12%) per annum to the successful bidder to redeem the property. The delinquent taxpayer/original owner must arrange negotiations for the redemption directly with the successful bidder.
HRS. §246-60. Website address-
http://www.capitol.hawaii.gov/hrscurrent/Vol04_Ch0201-0257/HRS0246/HRS_0246-0060.htm.
8. Tax deed will be prepared by the County and forwarded for recordation with the Bureau of Conveyances. There is a recording fee (\$51 or \$31) that the County will collect from the purchaser.
9. Persons bidding must complete and have in their possession prior to the start of bidding the "Prospective Purchaser's Instructions for Tax Deed" form (RP Form D-31PRE). This form will be available online four (4) weeks prior to the date of sale.

The following recordation information is required prior to the start of bidding. All information must be complete and accurate:

- a. Identity and address of the recipient of the deed. A valid Photo ID is required (a temporary ID is not valid);
 - b. The exact full name and marital status of the grantee; that is, in whose name the deed is to be drawn up; and
 - c. The tenancy in which the ownership interest is to be created.
10. Bidders must give clear distinct bids. After the upset price is attained, bids may be received in minimum \$1,000 increments. In closing the sale, the auctioneer will announce the final bid amount "once", "twice", "sold for \$_____".
11. Delinquent taxpayer/owner and others having or claiming to have any right, title or interest in the property must file a claim to any surplus funds. The Surplus Claim form is available online. Website address-
http://www.kauai.gov/Portals/0/Finance_RP/Collections/Surplus%20Claim%20Form.pdf?ver=2015-04-20-152850-350.
12. The County Real Property office web-site address is:
<http://www.kauai.gov/Government/Departments-Agencies/Finance/Real-Property/Collections>.
13. The foreclosure list will be published in the local newspaper four (4) weeks prior to the date of sale. You may obtain a foreclosure list at that time by visiting the County of Kaua'i website- <http://www.kauai.gov/Government/Departments-Agencies/Finance/Real-Property/Collections>.
14. If you do not have access to the internet, you may request hard copies by sending your request along with a self-addressed stamped envelope and a check made payable to "Director of Finance" for the copy charge of \$0.50, per page (please call (808) 241-4272 for the total amount) to:

County of Kauai
Real Property Tax Collection
4444 Rice Street Suite 463
Lihue HI 96766

15. Each County is responsible for their own tax sale and inquiries:

City & County of Honolulu
Division of Treasury
Delinquent Collection Section
530 So King St, Rm 115
Honolulu HI 96813

County of Maui
Real Property Tax Division
Service Center, Suite 16
70 East Kaahumanu Ave
Kahului Maui HI 96732

County of Hawaii
Real Property Tax
Aupuni Center
101 Pauahi St Suite 4
Hilo HI 96720

16. If you need an ASL Interpreter, materials in an alternate format, or other auxiliary aid support, please contact the Real Property Tax Collections office at (808) 241-4272 or rpc@kauai.gov at least seven calendar days before the event.